

117 PORTA VECCHIO BEND NOKOMIS FL 34275

https://candiscarmichael.com



Welcome to a beautifully appointed 2 bedroom with a den and 2 bath residence in the sought-after, gated community of TOSCANA ISLES, where refined living and everyday comfort come together effortlessly. This elegant first-floor condominium at 117 Porta Vecchio Bend, Unit #102, offers a serene and polished environment designed to complement a relaxed TOSCANA ISLES [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1398 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC
Status: Active

Office ID: MFR261016803
MLS ID: MFRA4672739

Description



Call us now
Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Virtual Tour:

<https://www.zillow.com/view-imx/fc1e0161-987f-45c8-871c-5496a5c4c72f?wl=true&setAttribution=mls&initialViewType=pano>

Basics

Unit Number: 102

Date added: Added 5 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 0 sq ft

UnitNumber: 102

SubdivisionName: TOSCANA ISLES CARRIAGE HOMES

GarageSpaces: 1

Bathrooms Full: 2

Category: Condominium

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1398 sq ft

Year built: 2018

View: Water

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Location Details

Township: 38

Elementary School: Laurel Nokomis Elementary

High School: Venice Senior High

Road Surface Type: Asphalt, Paved

Middle Or Junior School: Venice Area Middle

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Interior Features: Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Wet Bar

Flooring: Tile

Patio And Porch Features: Covered, Patio, Screened

Garage YN: Yes

Garage Spaces: 1

Exterior Features: Rain Gutters, Sidewalk, Sliding Doors

Architectural Style: Florida

Vegetation: Mature Landscaping, Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

Laundry Features: Laundry Room

Pool Features: Other

Attached Garage YN: Yes

Pets Allowed: Number Limit, Yes

Roof: Tile

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Public, Sewer Connected, Underground Utilities, Water Connected

View: Water

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: City Limits, Sidewalk, Paved

Property Details

Subdivision Name: TOSCANA ISLES CARRIAGE HOMES

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 0375031018

Direction Faces: Southeast

Construction Materials: Stucco

Association Information



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Association Fee Includes: Pool, Maintenance Structure, Maintenance Grounds, Maintenance, Management, Recreational Facilities, Sewer, Water

Association Amenities: Pickleball Court(s), Playground, Pool, Tennis Court(s)

Community Features: Association Recreation - Owned, Clubhouse, Community Mailbox, Playground, Pool, Sidewalks, Tennis Court(s)

Fees&Taxes

Tax Year: 2024

Tax Annual Amount: \$3,576

Tax Other Annual Assessment Amount: 1590

Tax Legal Description: UNIT 102, PH 5 BLDG 5, TOSCANA ISLES CARRIAGE HOMES

Rooms



Call us now

Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Room type	Dimensions	Level	Length	Width
Bedroom 2	11x10	First	10	11
Living Room	14x16	First	16	14
Primary Bathroom	10x6	First	6	10
Primary Bedroom	11x16	First	16	11
Foyer	5x13	First	13	5
Office	10x9	First	9	10
Kitchen	9x12	First	12	9
Dining Room	9x6	First	6	9

Amenities & Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Association Recreation - Owned, Clubhouse, Community Mailbox, Playground, Pool, Sidewalks, Tennis Court(s)

PoolFeatures: Other

Features: Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Wet Bar

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Rain Gutters, Sidewalk, Sliding Doors

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Public, Sewer Connected, Underground Utilities, Water Connected

Amenities: Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

Building Details

ArchitecturalStyle: Florida

Heating: Central, Electric

Roof: Tile

NewConstructionYN: No

Exterior material: Stucco

Miscellaneous

Ownership: Condominium

Occupant Type:
Owner

Showing Requirements: Supra Lock Box, Appointment Only, ShowingTime



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE